

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF PLANNING AND DEVELOPMENT COMMITTEE MEETING

Council Chamber
245 Sturt Road, Sturt

Tuesday, 02 March 2021 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Planning and Development Committee meeting will be held.

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public and interested members of this community are welcome to attend. Access to the Committee Rooms is via the main entrance to the Administration Centre on Sturt Road, Sturt.



Adrian Skull
Chief Executive Officer



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OPEN MEETING**KAURNA ACKNOWLEDGEMENT**

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

ELECTED MEMBERS DECLARATION (if any)**CONFIRMATION OF MINUTES - Nil****BUSINESS ARISING****CONFIDENTIAL ITEMS****Cover Report - Confidential - Seacliff Group Presentation**

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302F01

RECOMMENDATION

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the Local Government Act 1999, the Committee orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager Development and Regulatory Services, Team Leader Planning, Senior Policy Planner and Executive Officer to General Manager City Development be excluded from the meeting as the Committee receives and considers information relating to Seacliff Group Presentation, upon the basis that the Committee is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to commercial in confidence information provided by a third party regarding future development of the site.

Confidential - Seacliff Group Presentation

CONFIDENTIAL

Reason For Passing This Resolution:

Local Government Act (SA) 1999 S 90 (2) 3(d) (i) and (ii) : commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest.

REPORTS FOR DISCUSSION

Commercial and Industrial Zoning Workshop Discussion

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302R01

REPORT OBJECTIVE

To provide the Committee with an update of work undertaken so far on the Commercial and Industrial Zoning Review

EXECUTIVE SUMMARY

Council is undertaking a review of the various commercial and industrial land uses as well as employment type uses within the Council area in order to obtain information on the needs and aspirations of the community and to balance these with aspirations of Council.

As an initial stage of the review, Council has sought feedback from the owners and tenants of properties located within the industrial and commercial sites sector as well as those living in adjacent residential premises.

Whilst much of the feedback relates to matters already known and currently being considered by Council as either part of the transition to the Code or potential rezoning options for the future, it does provide some confirmation on matters that will require future Code Amendments to address.

This report provides a background to previous reviews of these areas as well as an overview of the consultation recently undertaken. The presentation that will be delivered at the meeting will focus on our Local and Neighbourhood Centre Zones.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes this report.**
- 2. Consider the findings of the survey and discuss and advise on the next steps to be undertaken in regards to further analysis on the commercial and industrial sectors within the Council area.**

GENERAL ANALYSIS

Background

The last formal review of Council's industrial land and consequent change to zoning and associated policy was undertaken in 2003 as part of the 'Edwardstown and Melrose Park Industry/Commerce Plan Amendment Report' (jointly with the City of Mitcham).

In 2017, as part of Council's Business Plan, Council was considering a review of the Edwardstown Industry/Commerce planning framework. The current policies within the Industry Zone and associated Policy Areas were considered potentially outdated and in need of changing to better facilitate the changing nature of business within the Council area, and in particular, Edwardstown.

The review was to provide Council with a clearer understanding of the existing industry types and what the potential future employment opportunities may be, and was intended to facilitate a future DPA.

At that time Council was also aware that Industry/employment related uses were likely to be reviewed by Planning and Land Use Services (PLUS formerly part of DPTI) as part of the new Planning and Design Code, and therefore may be some overlap of processes between PLUS and Council.

Council sought clarification from PLUS as to whether any new Council initiated DPAs (specifically related to the Industry Zone) were likely to be supported from mid-2017 onwards, particularly considering the imminent introduction of new legislative reforms, and impending review of the policy as part of the Planning & Design Code.

PLUS encouraged Council to not proceed with the review of industrial land but instead work with the State Planning team on developing an appropriate policy framework for transfer into the new Code.

The first opportunity to work with PLUS on the matter was when the initial draft of the Code was placed on notification on 1 October 2019 and responses were sought on policy content.

All of Council's industrial and commercial type zones and policy areas will be transitioned across to a standard set of zones and associated policy under the Code. Council has been liaising with PLUS and attending relevant workshops since early 2020 to make sure that the zones and policy are appropriate for both existing and future employment uses within the Council area.

There is still a level of uncertainty regarding the appropriateness of the policy, however it appears that Council will have to wait until the Code goes live on 19 March 2021 and the policy is tested before this is known.

There are other projects and priorities of Council that may also influence the decision on which areas should be reviewed further.

Commercial and Industrial Zoning Review

As policy transition to the Code is, in general, meant to be a like for like (i.e. policy neutral) outcome, and Council is seeking to ensure that there is recognition and flexibility for the ever changing employment sector into the future, Council is undertaking a review of the various employment type uses within the Council area in order to obtain information on the needs and aspirations of the sector.

As an initial stage of the review, Council has sought feedback from the owners and tenants of properties located within the industrial and commercial employment sector as well as those living in adjacent residential premises.

Survey

Comments were sought via a number of means:

- A covering letter and flyer were sent out to a total of 5749 persons/businesses
- Covering information and the survey was posted on the Making Marion website
- An email was sent through to various focus groups seeking comment and opportunity to attend a meeting/workshop with Council staff.
- Comments were to be provided on-line via the Making Marion site.

The survey sought comments on whether:

- the site met the needs of the business
- improvements or redevelopment was being considered
- they intended to remain at the site for the next 5 years
- they were experiencing any barriers to improve or develop the site
- the business was well located
- the new zoning (Code) would improve/support the business
- there was a more appropriate zone available
- they had ideas on stimulating investment and site improvements
- they were in favour of a tunnel being constructed under South road as part of the north-south corridor

A copy of the Flyer can be found in Attachment 1

A copy of the survey questions can be found in Attachment 2

DISCUSSION

Responses

Council received a total of 56 contributions/responses to the survey:

- 42 from adjacent residential properties
- 6 from industrial properties
- 2 from retail properties
- 1 from office properties
- 5 from other forms of employment

Summary of Matters Raised

Commercial Sector

- A local winery has concerns that the new zone (Employment Zone) may not be able to capture the specifics of their business.
- A number of horse stable operators/trainers within the existing Residential Racecourse Policy Area in Morphetville are seeking that the area be rezoned to allow for medium density residential development because many of the owners will be moving to on-course stabling in the future.
- A number of persons are seeking the rezoning of low density residential properties on Marion Road to Urban Corridor, or similar, to allow mixed use residential/commercial uses. Sites are currently uneconomic to develop.
- Businesses need to provide more car parking on their property as employees and shoppers use the street.

Residential

- A number of residential property owners living adjacent industrial/commercial uses have issues with heavy vehicles, noise, air pollution, parking problems and lack of maintenance associated with the employment uses.
- Some residents enjoy living close to amenities (e.g. shops).
- Living adjacent industrial/commercial uses reduces house value.
- Some businesses are respectful of adjacent residential properties, others are not.
- General comments on issues with residential infill development.

Planning and Design Code

- A number of persons found the links to the Code difficult to access.
- Information on Phase 3 properties was not available.
- A number of persons found the Code difficult to understand/confusing.
- A number of persons suggested that it would be easier if they were provided with simple information showing what was currently acceptable and was proposed to be acceptable.

Focus Groups

A focus group meeting was held on 22 February 2021 at the Edwardstown Oval Clubrooms. 5 people registered and 3 attended along with staff.

There was an invitation for a southern meeting at the Cove Civic Centre as well as one at the CoM Administration Centre, however these were cancelled due to no registered attendees.

Manager Development and Regulatory Services has since re-offered to these groups that they would be welcome to come in for a 1-1 discussion at their convenience to discuss any issues relating to this matter.

General Manager from local winery.

- Main issue was to ensure that there would be no loss of ability to undertake business (winery) from the property under the new Employment Zone (Code).
- Considering exploring further retail/tourism activities at the site.
- Recognition that the winery has been there for many decades and as infill occurs, it may bring more potential risk of resident complaints (staff are not aware of any existing complaints about this site).

2 co-owners of several commercial properties within the Council area.

- Main road locations are critical for bulky goods/retail showroom activities as well as passing traffic numbers.
- Smaller floor areas are being requested so there is a mismatch with available tenancies.

Findings

Whilst much of the feedback relates to matters already known and currently being considered by Council as either part of the transition to the Code or potential rezoning options for the future, it does provide some confirmation on matters that will require Code Amendments following commencement of the Code.

The feedback also suggests that the Code may be a difficult document for the general public to navigate and fully understand.

Local and Neighbourhood Centre Review Progress

An initial desk top analysis is currently under way and is subject of the workshop presentation to be delivered at the Committee Meeting.

Each local centre and neighbourhood centre is presented, by ward, for consideration and comment, the session will include images and maps.

Next Steps

Development Services to work with Economic Development and Urban Renewal staff to gain further understanding of the current and future needs of the various forms of businesses operating in the Council area.

A further analysis be undertaken of the smaller scale shopping centres (current local and neighbourhood centre zones) to gain a better understanding of their needs and viability.

Attachment

#	Attachment	Type
1	Attachment 1 - Commercial_and_Industrial_Zoning_Review_Flyer	PDF File
2	Attachment 2 - Survey Questions	PDF File

HAVE YOUR SAY



Commercial and industrial zoning review

The State Government is introducing new land use zoning across metropolitan Adelaide which includes your area. This new zoning allows a range of land uses to be established.

Council wishes to ensure that the new zoning will meet the needs of existing and future businesses within the Council area.

We are inviting input from owners and occupiers of commercial and industrial land in Marion, as well as residents located nearby to these businesses. A survey seeking comments on your needs as a business owner or nearby resident can be found on the Making Marion website.

We will use your feedback to help us understand how we can support businesses and nearby residents in the Marion Council area. Council wants to ensure businesses are able to operate with confidence and to ensure there is enough land for commercial and industrial activities into the future.

NEW ZONING TO BE INTRODUCED IN 2021

The State Government has been working with all SA Councils – including Marion – on new land use zoning, through the Planning and Design Code. This new zoning is being introduced across Greater Adelaide in 2021.

For Marion's commercial and industrial properties, the new zones are:

- Employment
- Strategic Employment
- Business Neighbourhood
- Urban Renewal Neighbourhood
- Urban Neighbourhood (Main Street Subzone)
- Urban Activity Centre
- Suburban Activity Centre
- Local Activity Centre
- Community Facilities
- Strategic Innovation Zone
- Strategic Innovation (Activity Node Sub-Zone)
- Urban Neighbourhood Zone

The Planning and Design Code is largely in digital form and the best way to find out your new zone and associated policy is online (see reverse to find out how).

WE WANT TO HEAR FROM YOU

We're keen to hear your thoughts on:

- What your commercial and industrial needs are generally
- how well this new zoning suit your needs as an owner of property, operator of a business, or if you live or work near commercial and industrial areas

Go to www.makingmarion.com.au/industrial-and-commercial-zoning to have your say today.

The consultation closes 12 midnight on Sunday, 21, February 2021.

HAVE YOUR SAY

QUESTIONS AND ANSWERS

How do I find out what my new zoning will be?

The best way to find out your property's new zoning is online on the State Government Website consult.code.plan.sa.gov.au

How will the new planning reforms impact my property?

The Planning and Design Code will replace all Council Development Plans. It will become the single source of planning policy for development applications. The Code is being developed by the State Planning Commission and prescribes the type of Development and uses that can be undertaken in a particular zone.

Where can I find more information on the planning reforms and Planning and Design Code?

To find out more you can go to the State Government website plan.sa.gov.au/our_planning_system, You can also contact the Code Hotline on **1800 318 102** or email dpti.planningreform@sa.gov.au.

FURTHER INFORMATION

Go to www.makingmarion.com.au/industrial-and-commercial-zoning to complete the survey.

We need your answers by **12 midnight on Sunday, 21, February 2021.**

All responses will be kept private and your individual responses will be kept confidential.

For zoning and planning enquiries
email: marionds@marion.sa.gov.au

For business support enquiries
email: business.marion@marion.sa.gov.au or **Phone: 8375 6600**

TIMEFRAMES AND PROCESS

FEB 2021

Community Consultation commences

LATE FEB 2021

Review and Analysis of consultation responses

MARCH 2021

Report to Council and develop actions from findings



Industrial and Commercial Zone Review

Making Marion

Provide feedback on Industrial or Commercial zoning

The State Government is introducing new land use zoning across metropolitan Adelaide which includes your area. This new zoning allows a range of land uses to be established.

Council wishes to ensure that the new zoning will meet the needs of existing and future businesses within the Council area. We are inviting feedback from owners and occupiers of commercial and industrial land in Marion, as well as residents located nearby to these businesses.

We are inviting input from owners and occupiers of commercial and industrial land in Marion as well as residents located nearby to these businesses. A survey seeking comments on your needs as a business owner or nearby resident can be found on the Making Marion website.

We will use your feedback to help us understand how we can support businesses and nearby residents in the Marion Council area. Council wants to ensure businesses are able to operate with confidence and to ensure there is enough land for commercial and industrial activities into the future.

What is the address of your premises?

Are you the

(Choose any one option) (Required)

- Property owner
- Tenant / Business owner
- Owner occupier
- Nearby resident

Is your property

(Choose any 1 options) (Required)

- Industrial
- Retail
- Offices
- Residential
- Other (please specify)

Industrial and Commercial Zone Review

Making Marion

Answer this question only if you have not chosen Residential for Is your property

Does your current site meet your needs for your business?

(Choose all that apply)

- Yes
- No
- Unsure
- Comments

Answer this question only if you have not chosen Residential for Is your property

Are you considering any improvements or redevelopments to your property in the next five years?

(Choose any one option)

- Yes
- No
- Maybe

Answer this question only if you have not chosen No for Are you considering any improvements or redevelopments to your property in the next five years?

If so, what are they?

Answer this question only if you have not chosen Residential for Is your property

Do you intend to remain at your site in the next 5 years?

(Choose any 1 options)

- Yes
- No
- Unsure

Industrial and Commercial Zone Review

Making Marion

Answer this question only if you have chosen No for Do you intend to remain at your site in the next 5 years?

If not, why?

Answer this question only if you have not chosen Residential for Is your property

Are you experiencing any barriers to improve/develop your site?

(Choose any one option)

- Yes
- No
- Unsure

Answer this question only if you have not chosen No for Are you experiencing any barriers to improve/develop your site?

If so, what barriers are you experiencing?

Answer this question only if you have not chosen Residential for Is your property

Do you consider your business to be well located to your customers and freight routes?

(Choose any 1 options)

- Yes
- No
- It doesn't need to be

Answer this question only if you have chosen Residential for Is your property

Are you generally supportive of the types of activities proposed near your residential property?

(Choose all that apply)

- Yes
- No
- Unsure
- Comments

Industrial and Commercial Zone Review

Making Marion

Answer this question only if you have chosen Residential for Is your property

Do you like living near a commercial area?

(Choose all that apply)

- Yes
- No
- Unsure
- Reason for your answer

Answer this question only if you have chosen Residential for Is your property

Do you experience any impacts living near a commercial/industrial area?

(Choose all that apply)

- Yes
- No
- Unsure
- Comments

Please review the new zoning proposed under the Planning and Design Code.

Do you think that the new zoning will improve/support your business?

(Choose all that apply)

- Yes
- No
- Unsure
- Comments

When considering the criteria for other zones, do you think another zone would be a better fit?

(Choose all that apply)

- Yes
- No
- Unsure

Answer this question only if you have chosen Yes for When considering the criteria for other zones, do you think another zone would be a better fit?

If you said yes, which zone would be a better fit?

Are there other types of land uses you would like to see as 'contemplated uses' within the zone?

Industrial and Commercial Zone Review

Making Marion

Do you think the new zoning will support new investment and job creation?

(Choose all that apply)

- Yes
- No
- Unsure
- Comments

What ideas do you have to stimulate investment and site improvements within the City of Marion?

If you are in Edwardstown or Glandore, are you in favour of a tunnel for traffic under the existing South Road between Sturt Road and the Tramline?

(Choose any one option)

- Yes in principle
- No
- Unsure
- I am not located in Edwardstown or Glandore

Answer this question only if you have not chosen I am not located in Edwardstown or Glandore for If you are in Edwardstown or Glandore, are you in favour of a tunnel for traffic under the existing South Road between Sturt Road and the Tramline?

What do you think the impact would be on your business/residence?

Industrial and Commercial Zone Review

Making Marion

Answer this question only if you have chosen Yes in principle for If you are in Edwardstown or Glandore, are you in favour of a tunnel for traffic under the existing South Road between Sturt Road and the Tramline?

Where do you think the closest entry/exit point to a South Road Tunnel should be?

If your business is in Edwardstown, would you like to see an on/off ramp to the corridor?

(Choose all that apply)

- Yes
- No
- Unsure
- My business is not located in Edwardstown
- Comments

If you have any other comments or questions, please provide them here.

Planning Reforms Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302R02

REPORT OBJECTIVE

To update members of the Planning and Development Committee on the progress of the State Planning Reforms including responses received from the State Planning Commission on issues raised by City of Marion.

EXECUTIVE SUMMARY

The Planning and Design Code (the Code) go-live date is scheduled for 19 March 2021.

The City of Marion has been preparing extensively for this date, from both a policy perspective and a business readiness perspective.

The State Planning Commission has recently written to Council advising that they will not be pursuing intended changes to Marion Road rezoning as part of this iteration of the Code, but have instead invited Council to pursue a Code Amendment following the Code implementation.

The State Government Council Liaison Officer has also recently provided an update to staff regarding other matters that were raised by Council during the second community engagement process.

As part of the business readiness works, Administration has been working on a Communications Plan to ensure our community is aware of the planning reforms and can access relevant information and guidance both in the lead up to and post go-live.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes this report.**

DISCUSSION

Planning and Design Code (the Code) Policy Update

As at 24 February 2021, CoM staff did not have access to the revised Planning and Design Code and have not been informed of a date that this access will be granted.

While no overall response has been received, the State Planning Commission (the Commission) and Planning and Land Use Services (PLUS) have responded to Council on a few of our outstanding policy queries. A summary is provided below:

Marion Plains Policy Area 8

Council sought to have the Suburban Neighbourhood Zone applied instead of the General Neighbourhood Zone.

The State Government has not provided any update on this matter except to advise that is still subject to Commission review.

Marion Road Rezoning

Council requested the State Planning Commission (the Commission) take the opportunity to complete Part 2 of the Housing Diversity Development Plan Amendment, specifically in relation to the rezoning of sections of Marion Road to Urban Corridor Zoning.

Mr Michael Lennon (Chair of the Commission) has written to Council on 11 February 2021 (attachment 1) stating that the Commission will not be actioning the rezoning as part of the initial release of the Code, but that it would be happy to work with Council on a Code Amendment 'as a matter of priority' once the Phase Three Code is implemented.

Administration will prepare further analysis for the Planning and Development Committee to consider in order to provide feedback to staff on the prioritising future Code Amendments.

Southern Areas of Council

Much of the southern suburbs are to be rezoned to Hills Neighbourhood Zone and some to the Southern Neighbourhood Zone.

Although recognising the sloping nature of the land, the site dimensions and slope gradients require further consideration. At this stage the site dimensions are to reflect those of the current policy areas. This appears to be a missed opportunity to provide consistent slope related policy over the southern suburbs of Marion.

Technical and Numerical Variations (TNVs)

PLUS commented that in reviewing the TNVs for our Council area, a few gaps in the Code with respect to building heights in the Employment Zone, Strategic Innovation Zone, Urban Neighbourhood Zone and Urban Activity Centre Zone have been found. They are currently working to fix these with their spatial mapping team. They will also take another look at the TNV's being applied to Council's Hills Neighbourhood Zone locations.

Seacliff Park / Marino (development site)

PLUS commented that the intended new Master Plan Neighbourhood Zone being applied to Seacliff in the transition to the Planning and Design Code is likely to be retained with some tweaks to policy. The changes still need to be considered by the Commission.

Council has some concerns with the lack of detail on maximum floor areas of centre type development and a reduction in building height criteria and the lack of detail provided on the Concept plan for the site. Also that the proposed 'Interface Management' and 'Noise and Air Emissions' Overlays may not provide appropriate protection for the ongoing operation of the quarry.

Code Business Readiness Update

The level of people and system change is significant, indeed the biggest change to development planning in 25 years.

The Development Business Transformation team (an internal steering group using existing resources) was established to manage the transition from the Development Act to the Planning, Development and Infrastructure Act.

A change management programme has been running in parallel to the review of the new Code and implementation of the new eportal and planning system to ensure that staff are prepared for and well supported through the process of transition. This work has included additional training and development for staff and surveys to measure change readiness and monitor attitudes.

CoM has been meeting weekly with PLUS staff to work through a checklist of activities that are required in order to be 'business ready' by 19 March 2021.

CoM has developed a Communications plan which includes sending a flyer (draft attached) to all residents along with a letter from the Mayor that the Communications team will progress.

Sufficient resources have been dedicated to ensure the transition to the Planning and Design Code and the readiness of our staff to operate in the new environment, as well as maintain all existing work under the Development Act for those items submitted prior to 19 March 2021, is as good for our staff and residents as is within our powers.

Attachment

#	Attachment	Type
1	Attachment 1 - Letter from the Chair State Planning Commission to Mayor Re: Marion Phase 3 P&D Code Marion Road Corridor	PDF File
2	Attachment 2 - DRAFT CoM Planning flyer	PDF File

#16664173



11 February 2021

Level 5, 50 Flinders Street
Adelaide SA 5000GPO Box 1815
Adelaide SA 500108 7109 7466
saplanningcommission@sa.gov.au

Mayor Kris Hanna
City of Marion
245 Sturt Rd
Sturt SA 5047
Mayor.EA@marion.sa.gov.au

Dear Mayor Hanna

Kris,

PHASE THREE PLANNING AND DESIGN CODE

Thank you for meeting on 15 December 2020 to discuss the transition of Council's Development Plan into the Planning and Design Code (the Code).

As agreed at our meeting, the Department has further explored Council's request that the Marion Road Corridor be rezoned 'Urban Corridor (Boulevard)' as part of the proposed implementation of the Phase Three Code.

The Department has found that Council undertook investigations and consultation through its Housing Diversity Development Plan Amendment (DPA). This amendment was split by the former Minister into two parts in 2019:

- Part 1 of the DPA (excluding the Marion Road Corridor) was approved on 1 August 2019; and
- Part 2 of the DPA (including the Marion Road Corridor) was required to undertake further public notification.

Council ultimately decided not to proceed with Part 2 due to the implementation of the Planning and Design Code.

As you are aware, the Code is largely transitional in nature albeit there is some reform in relation to infill development as well as heritage and character policies. As such, the Commission has generally sought not to include substantial rezoning proposals into this first version of the Code. Rezoning of this nature warrant more targeted consultation with affected landowners and the local community.

In response to your submission, the Commission has carefully considered the option of rezoning the Marion Road corridor in finalising the Code. Given the passage of time since consultation on the DPA and the potential procedural risk associated with this rezoning at this late stage of the Code, the Commission recommends that Council undertake a separate Code Amendment process.

The previous investigations undertaken by Council through its Housing Diversity DPA is still highly relevant and would form an appropriate basis for a Code Amendment for Marion Road. The Commission would also be happy to work with Council in progressing this Code Amendment as a matter of priority.

-2-

We therefore invite Council to pursue discussions with the Department on a Code Amendment for Marion Road once the Phase Three Code is implemented on 19 March 2021.

I thank you for raising these matters with the Commission.

Yours sincerely

A handwritten signature in blue ink that reads "Michael Lennon". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Lennon
Chair

SA'S NEW PLANNING SYSTEM – COMING 19 MARCH 2021



The State Government will soon introduce a new planning system that will change the way applications are lodged and assessed. It will also change how development policy is formed and amended.

As of 19 March 2021, all Development Applications, including for verandahs or sheds at a house, or expanding a business, must be submitted via the PlanSA website plan.sa.gov.au.

The Planning and Design Code will replace all 72 council development plans in South Australia, including the City of Marion's, with a state-wide rule book.

This new system provides an online e-Planning platform to enable people to:

- Submit and track development applications online
- Search property zoning
- Find an accredited professional
- Search property zoning
- Review development rules
- Track major projects and developments across the State.

More information:

plan.sa.gov.au  1800 752 664  PlanSA@sa.gov.au

What if I don't have internet access?

- Computers with free internet access are available at Marion's libraries
- A kiosk including a computer with free internet access has been installed at Council's Administration Centre, 245 Sturt Road, Sturt for use during business hours.

What does the new system mean for the City of Marion?

- Any development application submitted prior to 19 March 2021, and where the fees have been paid, will continue to be assessed under the 'old' planning system
- People can track these applications on Council's website
- Marion Council will continue to assess certain types of developments as well as building approvals
- Council's inspections and compliance functions will continue.
- For more information about Marion Council's role, please call 8375 6600.

How will the new laws affect development in the City of Marion?

- As of (xxdatexx), Council was waiting to see how the final version of the new laws would affect development
- Council will place further information on its website as soon as it becomes available.

Forward Agenda

Originating Officer	Executive Officer to General Manager City Development - Louise Herdegen
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302R03

REPORT OBJECTIVE

To provide the Planning & Development Committee (PDC) with proposed forward agenda items and potential topics for the Committee's 2021 program.

EXECUTIVE SUMMARY

The intent of this session is to generate conversation and document the ideas of the Committee for the content that the Committee would like to see developed for 2021.

RECOMMENDATION

That the Planning & Development Committee:

- 1. Notes the committed agenda items.**
- 2. Provides suggestions for the proposed forward agenda for the 2021 program.**

DISCUSSION

The Planning & Development Committee (PDC) is established for the purpose of:

- Advising Council on matters relating to the development and monitoring of the following areas:
 - Urban planning, development and renewal
 - City growth, economic development and sustainability
 - New project concepts and innovative solutions
- Monitoring and review of new / emerging issues and trends through tools such as environmental scans.
- Developing, reviewing and recommending to Council any policy relating to areas identified in point 1 above.

The breadth of the TOR provides an opportunity for the Committee to consider a broad range of topics through its annual program. Suggested topics for discussion for the forward agenda are outlined below:

- Planning & Development
 - Edwardstown Precinct Update
 - Branding
 - North South Corridor (South Road Tunnel)
 - Edwardstown Project
- City Activation
 - Economic Development

- Identifying programs from projects, such as the upgrades to key sites such as the Sturt Road shopping strip
- Planning & Development
 - Code Amendments under the new Planing and Design Code
 - Proactive strategies to provideDevelopment
 - Checklists
 - Interconnected across teams
- Development
 - Pipeline of Council Projects
 - Future grant opportunities
- Investment Attraction
 - Forums for Developers and Investors
- Environmental Scans and External Speakers
 - Invite speakers who have experienced projects and processed we are seeking to develop and implement within Marion - examples of success

Attachment

#	Attachment	Type
1	PDC210302 Forward Agenda March 2021	PDF File

Meeting Schedule 2021



2 March	6.30 – 9.30
4 May	6.30 – 9.30
3 August	6.30 – 9.30
5 October	6.30 – 9.30
7 December	6.30 – 9.30

2021 Committee Membership

- Membership – 6 Elected Members plus the Mayor
- Quorum - 4 Committee Members

Presiding Member –Sasha Mason

Members

- Luke Hutchinson
- Joseph Masika
- Kendra Clancy
- Jason Veliskou
- Raelene Telfer

Planning & Development Committee

Meeting Schedule 2021

Planning and Development Committee		Date: Tuesday, 2 March	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Confidential - Seacliff Group Presentation	F	Presentation – 1 st item	Michael Visintin (Design IQ) Frank Gasparin and Andrew Brazzale (Seacliff Group)	W Deller-Coombs	
Commercial and Industrial Land Workshop		Presentation – 2 nd item		W Deller-Coombs	
Planning Reforms Update	R			A Wright	
Development Plan Amendment Update	R			D Melhuish	
Forward Agenda	R			L Herdegen I Houridis	
North-South Corridor	R			B Grimm	

Planning and Development Committee		Date: Tuesday, 4 May	Time: 6.30pm – 9.30pm	Venue: Chamber	
Topic	Type of Report	Description	External Attendees	Staff Responsible	
Planning Reforms Update				W Deller-Coombs	
Development Plan Amendment Update				D Melhuish	
North-South Corridor Update				B Grimm	

Planning & Development Committee

Meeting Schedule 2021

Planning and Development Committee		Date: Tuesday, 3 August	Time: 6.30pm – 9.30pm	Venue: Chamber
Topic	Type of Report	Description	External Attendees	Staff Responsible
Planning Reforms Update				W Deller-Coombs
Development Plan Amendment Update				D Melhuish
North-South Corridor Update				B Grimm

Planning and Development Committee		Date: Tuesday, 5 October	Time: 6.30pm – 9.30pm	Venue: Chamber
Topic	Type of Report	Description	External Attendees	Staff Responsible
Planning Reforms Update				W Deller-Coombs
Development Plan Amendment Update				D Melhuish
North-South Corridor Update				B Grimm

Planning and Development Committee		Date: Tuesday, 7 December	Time: 6.30pm – 9.30pm	Venue: Chamber
Topic	Type of Report	Description	External Attendees	Staff Responsible
Planning Reforms Update				W Deller-Coombs
Development Plan Amendment Update				D Melhuish
North-South Corridor Update				B Grimm

REPORTS FOR NOTING

Development Plan Amendments Update

Originating Officer	Senior Policy Planner - David Melhuish
Corporate Manager	Manager Development and Regulatory Services - Warwick Deller-Coombs
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302R04

REPORT OBJECTIVE

To provide Members an update on recent and active Development Plan Amendments (DPAs).

RECOMMENDATION

The Planning and Development Committee notes that:

- 1. Development Plan Amendments will be called Code Amendments once the new Planning and Design Code is active from 19 March 2021.**
- 2. The Seacliff Park and Oaklands Park Development Plan Amendments are complete.**
- 3. The development policy objectives sought by the Housing Diversity Development Plan Amendment Part 2 must now be progressed through a Code Amendment should Council choose to pursue these.**

DISCUSSION

Three Development Plan Amendments (DPAs), one Ministerial initiated and two Council initiated, have recently been considered by Council. Further detail is provided in Attachment 1.

The Oaklands Park Renewal DPA and Seacliff Park Residential & Centre DPA have now been approved and are included in Marion Council's Development Plan. These will be translated across into the Planning and Design Code along with the rest of CoM's planning policy noting that the new proposed zones are still to be confirmed by the State Planning Commission.

Staff will review the Planning and Design Code once it is released to ensure consistency has been maintained (where possible), for both these DPAs as well as the rest of CoM's previous policy areas.

Given both the Oaklands Park and Seacliff Park projects remain important items, Administration recommends the Planning and Design Committee continues hearing updates on these projects, either as standing items, or on an as-need basis.

The State Planning Commission has confirmed it will not transition the 'Marion Road' amendments proposed for Part 2 of the Housing Diversity DPA to the new Code. The Commission stated it would support Council to engage in a Code Amendment process as a matter of priority.

The Planning and Design Committee could recommend to Council to pursue a Code Amendment for the Marion Road Urban Corridor rezoning. As the Code Amendment process is new, Administration can not currently confirm the likely requirements for this. However, based on the work already completed for the Housing Diversity DPA and knowledge of the previous DPA process, staff estimate this could be met within existing resources in an approximate 12-month time frame.

Attachment

#	Attachment	Type
1	Attachment 1 - Development Plan Amendments in progress - PDC - March 2021	PDF File

Development Plan Amendments in progress

(as of 24 February 2021)

Ministerial-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Status
<p><i>Oaklands Park Renewal Development Plan Amendment (DPA)</i></p> <p>The subject area/project was previously to be established and developed as a 'precinct' under the Urban Renewal Act 1995.</p> <p>The State Government decided to rezone the subject land (via the DPA process) to an 'Urban Renewal Neighbourhood Zone/Master Plan Infill Policy Area'</p> <p>The policy closely reflects that proposed under the P&D Code, which will allow for easy transition across.</p>	<p>Council has previously undertaken an infrastructure agreement relating to the project area with the relevant parties.</p> <p>The DPA commenced public consultation on 17 September 2020. Consultation and closed Thursday 12 November 2020.</p> <p>A report summarising the DPA and seeking Council comment was endorsed by General Council on 27 October 2020.</p> <p>The DPA was Gazetted on 24 December 2020 and consolidated into Marion's Development Plan on 14 January 2021.</p> <p>No further action required from a planning policy perspective.</p>

Council-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Status
<p><i>Seacliff Park Residential & Centre DPA</i> <i>(Cities of Marion & Holdfast Bay)</i></p> <p>The DPA proposed to create a Suburban Neighbourhood zone to facilitate the appropriate development of a site on</p>	<p>The DPA was approved by the Cities of Marion and Holdfast Bay and was forwarded to the Minister/PLUS (formerly DPTI) for Approval in February 2020.</p> <p>A Stormwater Infrastructure Deed between the two Councils and the Seacliff Group (owner of the land) was forwarded with the DPA.</p> <p>The partial revocation of the Mine Lease/Licence over the land to be transferred to the Seacliff Group was</p>

<p>Scholefield Road Seacliff Park for a neighbourhood activity centre, medium density residential development and open space.</p>	<p>approved by the Warden's Court in November 2020.</p> <p>The DPA was Gazetted and consolidated into Marion's Development Plan on 26 November 2020.</p> <p>No further action required from a planning policy perspective.</p>
<p><i>Housing Diversity DPA (Parts 1 and 2)</i></p> <p>The proposed DPA reviewed the residential densities envisaged in the existing (at the time) Policy Areas of the Residential Zone to assess opportunities for increased housing diversity/density, and to identify areas that warrant preservation, including Character Areas.</p>	<p><u>Part 1</u> was approved by the Minister in August 2019 prior to the release of the Draft P&D Code.</p> <p>Some of the proposed amendments proposed in <u>Part 2</u> may be transitioned across to the Code as part of the initial transition process, others may require Council to undertake a Code Amendment process once the Code is operational.</p> <p>PLUS has advised that the proposed Marion Road Urban Corridor component is not being transitioned to the Code. The residentially zoned properties are likely to remain in a residential type zone and the commercial zoned land is to be transitioned across to the Employment Zone.</p> <p>An amendment to an Urban Corridor type zone is likely to require a future Code Amendment to be undertaken.</p> <p>PLUS and the Commission have been working through a new zone (Hills Neighbourhood Zone) for the suburbs south of Seacombe Road. This new zone will potentially result in some of the changes sought in the HDDPA.</p> <p>However, it appears that, in general, the existing slope related policy and site dimensions are to be transitioned across, which is seen as a missed opportunity. A future Code Amendment will need to be undertaken if consistent slope related policy over the southern suburbs of Marion is to be achieved.</p>

North-South Corridor Update

Originating Officer	City Activation Senior Advisor - Brett Grimm
Corporate Manager	Manager City Activation - Greg Salmon
General Manager	General Manager City Development - Iliia Houridis
Report Reference	PDC210302R05

REPORT OBJECTIVE

To provide Council with an overview of the North South Corridor (Tonsley to Darlington) project scope and proposed project Governance structure.

EXECUTIVE SUMMARY

The Torrens to Darlington (T2D) section is the final piece of the North-South Corridor that will complete a 78 km, non-stop traffic-light-free connection between Gawler and Old Noarlunga, with links to the port and airport precincts. The T2D scope comprises of 10.5 km of motorway which will be the state's biggest infrastructure project to date.

The South Australian Government has announced that a hybrid+ option is the preferred way to deliver the T2D Project, which will see a combination of tunnels, lowered and ground-level motorways, as well as overpasses / underpasses at key intersections to successfully complete the free-flowing transport route.

When complete, around 60% of the T2D Project is proposed to be underground tunnels, with completion expected in 2030. Creating up to 4,000 jobs, this project will allow motorists to bypass 21 sets of traffic lights when travelling between the River Torrens and Darlington, and reduce travel time by 24 minutes.

The Department for Infrastructure and Transport project team have recently engaged with Council administration to commence the design and planning phases of the project.

This report provides reference to the proposed project governance structure and reporting.

RECOMMENDATION

That the Planning and Development Committee:

- 1. Notes the report and proposed progress reporting be brought to the Planning and Development committee.**
- 2. Notes project related matters requiring discussion or decision will be presented to Elected Member Forums and General Council on an as needs basis.**

GENERAL ANALYSIS

The T2D is proposed to be delivered in the following stages:

Southern Tunnel - Stage 1 Linking Anzac Highway to Darlington (area to the west of south Rd subject to City of Marion jurisdiction)

- Approximately 6 km of motorway including over 4 km of tunnel to address this very congested section of South Road.

- The construction program will prioritise minimising disruptions to motorists, residents and businesses along this section of South Road.
- Pending relevant approvals, construction is expected to commence in late 2023 and take approximately 4-5 years.

Airport Link and Northern Tunnel - Stage 2 Linking River Torrens to Anzac Highway

- Engagement, planning, early works, procurement and approvals will run concurrently to the Southern Tunnel.
- Construction is expected to commence in 2026, subject to planning, approvals and funding.
- Completion of the final 10.5 km section expected in 2030.

Refer attachment 1 for reference to the State Government's project scope.

The State Government is currently undertaking investigation works to determine the ground conditions and the exact locations of where tunnels will begin and end. These investigations will inform the Reference Design, and updates will be provided once these are known.

DIT have indicated the project scope includes at grade treatments to South Rd. A dedicated City Shaping Program will create urban renewal and place making opportunities for local business and residents. Pedestrian-friendly neighbourhoods will improve access to public transport routes and everyday services such as schools. Green infrastructure will support a changing climate, including water-sensitive urban design, as well as an improved network of public open spaces. Refer to attachment 1 fact sheet.

The reference design, planning study and business case development has only recently commenced. Concept plans have been not been provided to Council by the State Government to date.

Project Timelines

The following is a summary of the project schedule that has been presented to date.

- Reference design 2021
- Business case mid 2021

Stage 1

- Approvals end 2023
- Procurement early works 2021-2023
- Construction commence late 2023 (completion to be confirmed)

Stage 2

- Approvals end 2023
- Procurement early works 2021-2023
- Construction commence 2026 (completion estimated 2030)

Project Governance

The Department for Infrastructure and Transport have recently commenced key stakeholder engagement. Expressions of Interest were sought late 2020 for three reference group streams for the Southern Tunnel and Northern Tunnel sections of the project.

Reference Groups will provide a forum for residents, community interest groups, businesses and individuals to provide input into various aspects of the project during the planning and design phase.

- Community reference group (membership local community and elected member)
- Business reference group (membership local business and relevant Council staff)
- Technical Design reference group (membership council professional staff)

Reference groups for Community and Business are still being short listed. Once confirmed the project team will coordinate meetings, define terms of reference and program.

The reference groups will not remove the requirement and intent to undertake broader community consultation at key milestones of the planning and design of the project.

The City of Marion have developed a proposed project Governance structure to provide clarity of project reporting and controls (refer attachment 2). In addition a topics register has been created that provides a summary of items that have been highlighted for discussion and ongoing reporting (refer attachment 3).

Council staff have requested the DIT project team present the scope, time lines and concept plans at a Council Forum. Timing is to be advised on availability.

Attachment

#	Attachment	Type
1	Attachment 1 Project Scope_City Shaping	PDF File
2	Attachment 2_Proposed Governance Structure	PDF File
3	Attachment 3_Topics Register	PDF File



CITY SHAPING

ENHANCING SOUTH ROAD

The Torrens to Darlington (T2D) Project is the final 10.5 km section of South Australia's world-class multi-billion dollar North-South Corridor.

The upgrade will reduce travel time by up to 24 minutes and unlock 78 km of non-stop, traffic-light-free, motorway between Gawler and Old Noarlunga, with links to the port and airport precinct.

Adelaide is proudly listed in the top 10 'Most Liveable' cities globally¹ and is Australia's most liveable city.²

The T2D Project will enhance these achievements by connecting Adelaide's north and south to deliver a better, smarter and more efficient transport corridor.

The preferred design for the T2D Project is a **hybrid+** design which will combine tunnels, lowered and ground-level motorways, as well as overpasses and underpasses at key intersections to minimise community impacts and preserve heritage.

¹Economist Intelligence Unit's 2019 Global Liveability Report's

²2020 Ipsos Life in Australia annual poll

Re-imagining South Road

The T2D Project is a unique, once-in-a-lifetime opportunity to reshape and maximise City Shaping opportunities along the North-South Corridor.

How you'll benefit:



\$2 Billion uplift in property values along the corridor



60% of the motorway will be underground tunnels



110,000 vehicles per day removed from the surface of South Road

NORTH-SOUTH CORRIDOR
TORRENS TO DARLINGTON

[dit.sa.gov.au/
torrenstodarlington](http://dit.sa.gov.au/torrenstodarlington)

Follow us on:



Australian Government

BUILDING OUR FUTURE



Government
of South Australia



**BUILDING
WHAT MATTERS**

North-South Corridor Torrens to Darlington - 10.5km

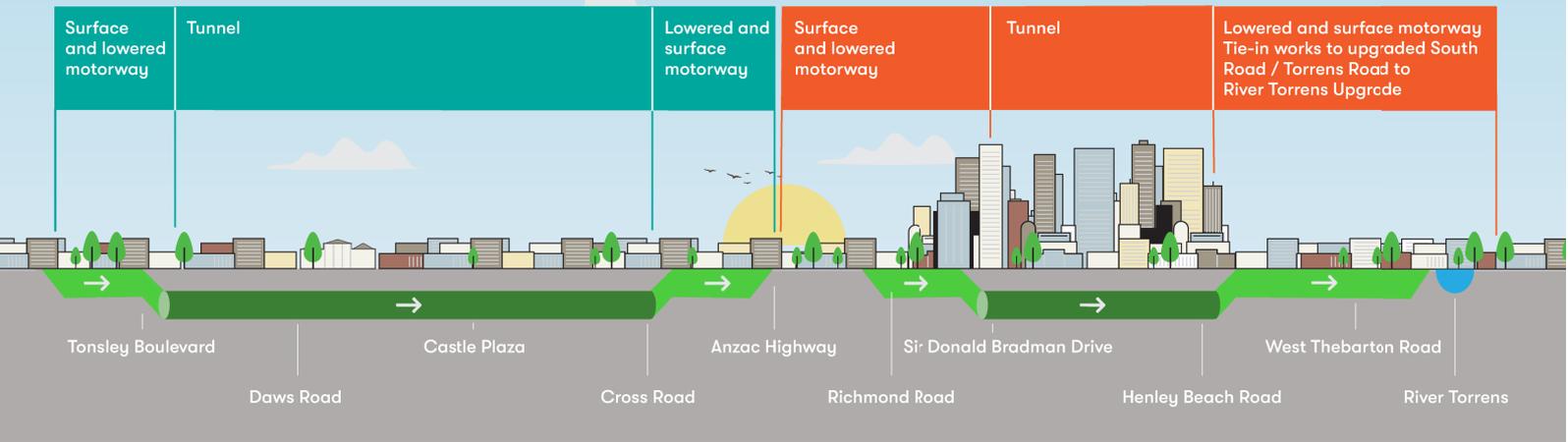


Stage 1 - Southern Tunnel

Construction expected to commence late 2023

Stage 2 - Airport Link and Northern Tunnel

Construction expected to commence late 2026



What will our City Shaping Program do?

Improve connectivity

The T2D Project will improve connectivity to major employment precincts, including the CBD, Adelaide Airport, Tonsley and Flinders Innovation Precincts.

When this section is complete, motorists will be able to travel from the River Torrens to Darlington in around 8 minutes, bypassing 21 sets of traffic-lights and saving up to 24 minutes in travel time per trip.

Stimulate business and jobs

By easing congestion and improving traffic movements along the corridor, local business will be more accessible, stimulating retail and commercial opportunities. Investment in businesses along the corridor will encourage economic growth, create jobs and bring more families into surrounding suburbs.

The non-stop transport route will provide a central spine from which Adelaide's businesses and communities can access other strategic road corridors.

Revitalise neighbourhoods

Our dedicated City Shaping Program will create urban renewal and place making opportunities for local business and residents.

Pedestrian-friendly neighbourhoods will improve access to public transport routes and everyday services such as schools.

Green infrastructure will support a changing climate, including water-sensitive urban design, as well as an improved network of public open spaces.

Keeping you informed

The T2D Project is being delivered by South Australians for South Australians. Together, we can shape tomorrow's infrastructure and transport network.

Development of our City Shaping Program will start early in 2021 with opportunities for the community to provide feedback.

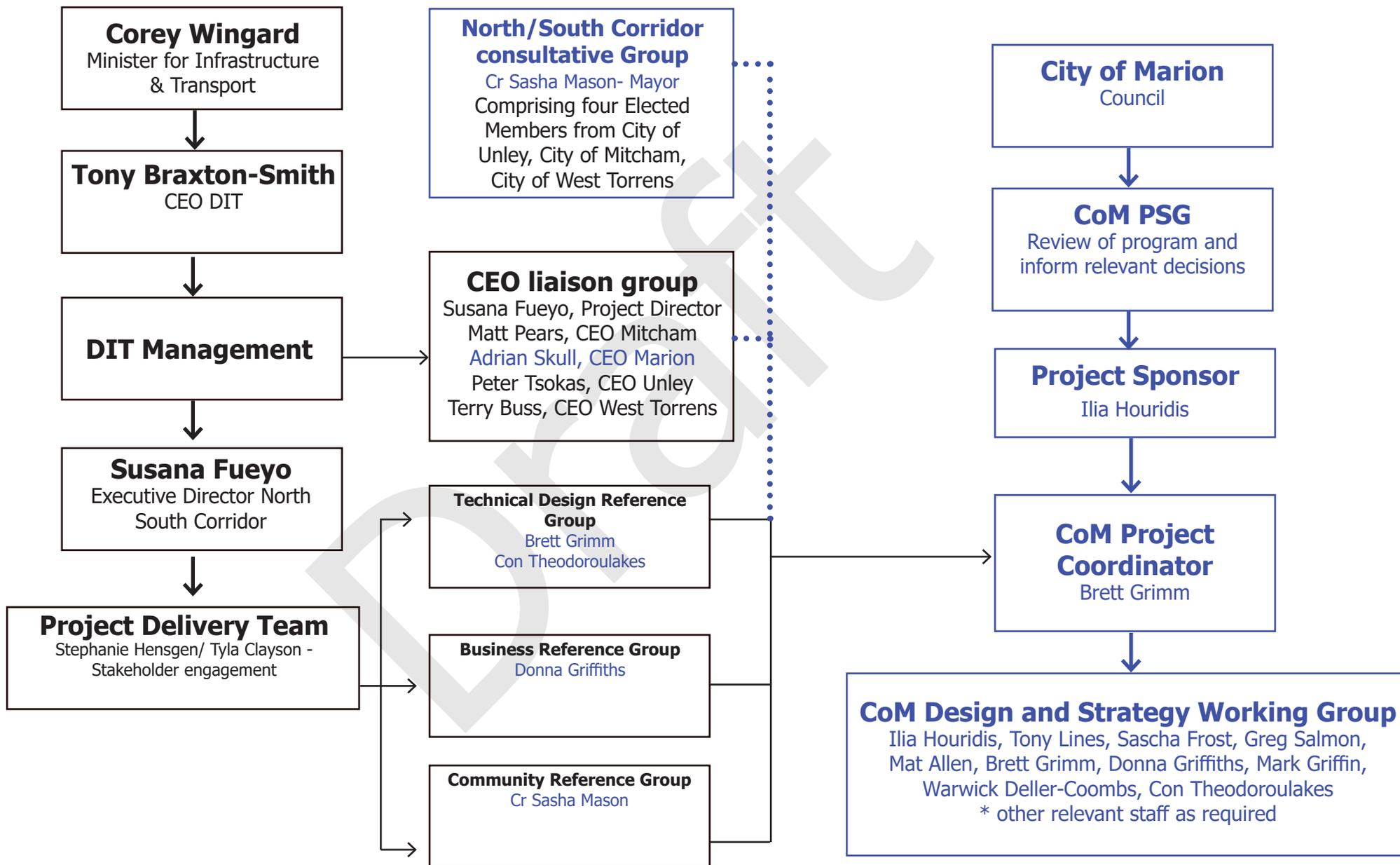
If you would like to learn more about the T2D Project, you can sign-up to receive electronic updates or download one of our fact sheets at: dit.sa.gov.au/torrenstodarlington

Please contact our dedicated team on:

- 1300 951 145
- northsouthcorridor@sa.gov.au
- dit.sa.gov.au/torrenstodarlington
- @DFITSA



North South Corridor- Torrens to Darlington Project Governance Structure



North South Corridor Topics Register

	Topic	Comment
Communication		
1	Project team organisation chart	<ul style="list-style-type: none"> - Key contacts for DIT team are Stephanie Hensgen and Tyla Clayson.
2	Project Governance and Terms of Reference	<ul style="list-style-type: none"> - Stakeholder reference groups (refer attached Project Governance chart) <ul style="list-style-type: none"> - Business, Community and Technical design streams - Roles and responsibilities being confirmed
3	Project scope and timeline	<ul style="list-style-type: none"> - Reference design 2021 - Business case mid 2021 Stage 1 <ul style="list-style-type: none"> - Approvals end 2023 - Procurement early works 2021-2023 - Construction commence late 2023 (complete tbc) Stage 2 <ul style="list-style-type: none"> - Approvals end 2023 - Procurement early works 2021-2023 - Construction commence 2026 (complete estimated 2030) -
4	Community Engagement	<ul style="list-style-type: none"> - COM request community engagement plan to be provided with indication of program timelines for community input to the process -
5	Elected Member Engagement	<ul style="list-style-type: none"> - DIT Engagement plan to provide reference to hold points and program for Member engagement to enable coordination of Forum - COM request an elected Member forum to present the scope, time lines and concept plans.
6	Web Page	<ul style="list-style-type: none"> - DIT have a project web page https://dit.sa.gov.au/nsc/torrens_to_darlington - Council have developed a web page that refers to DIT page - DIT project contact details northsouthcorridor@sa.gov.au Ph 1300 951 145

North South Corridor Topics Register

Design		
7	Scope	Two stages (refer to attached diagram) <ul style="list-style-type: none"> - Tonsley to Anzac Highway (Southern Tunnel) - Anzac Highway to Torrens (Northern Tunnel and Airport Link) At grade surface Rd (South Rd) scoping to be confirmed
Infrastructure		
8	Tunnel egress and access	Refer to attached diagram. Two interchanges stage 1. <ul style="list-style-type: none"> - South of Anzac Highway - North of Tonsley Proposed locations to be advised
9	Traffic analysis/ management	TBC- business case development
10	Environmental Impacts	TBC- business case development
11	Services	TBA- business case development
12	Green and Blue Infrastructure	TBA- business case development
13	Land and property	TBA on property requirements
14	Asset management	TBA through reference design reviews
Community Connections		
15	Surface Road- South Road City Shaping scope (refer to fact sheet attached)	The below is a summary of likely initiatives (not exhaustive) to be explored as part of the City Shaping project scope; <ul style="list-style-type: none"> - East west across the corridor - Cycling and walking - Public transport - Place making approach to be advised - Opportunities to enhance green and blue infrastructure - Access, amenity and activation
16	Urban Design Framework	Relevant Strategies <ul style="list-style-type: none"> - ODASA Principles of Good Design - Creating Greener Places for Healthy and Sustainable Communities - Relevant Council guidelines (walking and cycling, streetscape, street tree, open space, asset mgt, lighting etc)

North South Corridor Topics Register

17	Urban Renewal	<ul style="list-style-type: none"> - Business support - Investment attraction - Uplift opportunities
Construction		
18	Program	<ul style="list-style-type: none"> - TBC
19	Environmental effects	<ul style="list-style-type: none"> - Vegetation - Noise - Vibration - Visual amenity
20	Traffic Management	<ul style="list-style-type: none"> - TBC
21	Business impacts	<ul style="list-style-type: none"> - Business support programs tba - Edwardstown and Tonsley precincts
22	Procurement	<ul style="list-style-type: none"> - Local workforce participation - Indigenous representation
Advocacy		
23	CoM Aspirations for corridor	<p>The below is a summary of likely initiatives (not exhaustive) to be explored as part of the City Shaping project scope; South Rd</p> <ul style="list-style-type: none"> - Access - Amenity - Activation - Green and blue infrastructure/ climate resilience - Business support and investment - Urban design treatments - Interchange nodes

WORKSHOP / PRESENTATION ITEMS

OTHER BUSINESS

MEETING CLOSURE